

PLANNING AND ZONING COMMISSION AGENDA

Room 206

Tuesday, November 25, 2014 8:00 P.M. Darien Town Hall, 2 Renshaw Road

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendment to the Darien Zoning Map (COZM #2-2014), Special Permit Application #246-B/Site Plan #251-B, Land Filling & Regrading Application #184-B/lot line adjustment, Sun Homes Darien, LLC, 36, 42 (formerly 0), and 48 Wakemore Street. Proposing to establish the Designed Community Residential (DCR) overlay zone on parcels totaling approximately 2.49+/- acres, and razing the existing three structures on those properties and constructing ten new structures containing fourteen market rate units and two affordable units to become Kensett II, and performing related site development activities. The subject properties are located on the north side of Wakemore Street approximately 1,025 feet east of its intersection with Hoyt Street, and are shown on Assessor's Map #8 as Lots #226/227 (36 Wakemore Street), #228/229 (42 Wakemore Street), and #230 (48 Wakemore Street), now in the R-1/3 Zone. *PUBLIC HEARING OPENED 10/28/2014. APPLICANT HAS GRANTED EXTENSION OF PUBLIC HEARING TIME UNTIL JANUARY 6, 2015.*

Special Permit Application #60-M/Site Plan, Land Filling & Regrading Application #121-B, Country Club of Darien, 300 Mansfield Avenue. Proposing to implement alterations to the existing main clubhouse, including alterations and addition to the existing "Medallion Room" and Terrace; alterations to the landscape of the "South Lawn and Pub Patio" and alterations to the existing roof along the west façade; and to perform related site development activities. The subject property is located on the east side of Mansfield Avenue approximately 1,200 feet north of its intersection with Buttonwood Lane, and is shown on Assessor's Map #5 as Lot #40 in the R-2 Zone. *PUBLIC HEARING POSTPONED TO JANUARY 6, 2015.*

Continuation of Public Hearing regarding Special Permit Application #282, Carmen Molinos, 16 Stony Brook Road. Proposing to construct a 30' x 60' sport court and to perform related site development activities. The subject property is located on the east side of Stony Brook Road approximately 530 feet north of its intersection with West Avenue, and is shown on Assessor's Map #18 as Lot #85 in the R-1 (residential) Zone. *PUBLIC HEARING OPENED 10/28/2014. DEADLINE TO CLOSE PUBLIC HEARING IS 12/1/2014, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Special Permit Application #277-A/Business Site Plan #248, Day Street Development, LLC, 13 Grove Street, CBD Zone. Request for Le Boudoir, a personal service use, for a 1,250+/- square foot portion of the first floor of the building at 13 Grove Street. The subject property is located on the southwest corner formed by the intersection of Day Street and Grove Street, and is shown on Assessor's Map #73 as Lot #15& #16 in the CBD Zone.

Special Permit Application #9-C, Flood Damage Prevention Application #2-A, First Congregational Church of Darien, 11 Brookside Road. Proposing to renovate and construct alterations to the existing building (the former ABC House)--to establish a youth center for church youth programs, a meeting room, and a residence for an Associate Pastor; within a regulated area. The subject property is located on the west side of Brookside Road approximately 120 feet south of

its intersection with Boston Post Road, and is shown on Assessor's Map #16 as Lot #92-#95 in the DB-1 Zone.

Special Permit Application #283, Land Filling & Regrading Application #336, David & Helen Lowham, 67 Peach Hill Road. Proposing to fill and regrade and install stormwater management in association with a replacement single-family residence, install a sports court at the end of the proposed driveway, and to perform related site development activities. The subject property is located on the north side of Peach Hill Road approximately 2,000 feet west of its intersection with Mansfield Avenue, and is shown on Assessor's Map #6 as Lot #137 in the R-2 Zone.

Land Filling & Regrading Application #337, Ellie Eglin, 210 Leroy Avenue. Proposal for cutting, filling, and regrading associated with the construction of a replacement single-family residence and swimming pool and to perform related site development activities. The subject property is located on the north side of Leroy Avenue approximately 100 feet east of its intersection with Middlesex Road, and is shown on Assessor's Map #6 as Lot #3 in the R-1 Zone.

Land Filling & Regrading Application #338, ETG Properties, LLC, 5 Top O'Hill Road. Proposing to fill and regrade the south side of the property to create a more level yard area, and to perform related site development activities. The subject property is located on the west side of Top O Hill Road approximately 300 feet north of its intersection with Christie Hill Road, and is shown on Assessor's Map #29 as Lot #84 in the R-1 Zone.

ADJOURN.